

FLAT 2
SEACLIFF COURT
23 BOSCOMBE CLIFF ROAD
BH5 1JP

SHARE OF FREEHOLD
GUIDE PRICE
£260,000-£270,000

"A two bedroom, two bathroom, ground floor flat without private patio and off road parking just 100 metres to Southbourne cliff tops and half a mile to Boscombe high street"

Winkworth

for every step...

GUIDE PRICE £260,000-£270,000

Two Bedrooms
Two Bathrooms
Ground Floor
Private Outside Space
Share Of Freehold
100 Metres To Southbourne Cliff Tops
Off Road Parking

EPC: C | COUNCIL TAX: D | SHARE OF FREEHOLD 973 YEARS REMAINING | MAINTENANCE £2200 P/A | GROUND RENT N/A | NO PETS OR HOLIDAY LETS PERMITTED

01202 434365
southbourne@winkworth.co.uk











Why Boscombe Cliff Road?

Boscombe Cliff Road is ideally situated just 100 metres to Southbourne beach where you can admire the panoramic views from the Isle of Wight to Old Harry Rock. Stroll down the zig zag to find miles of golden sandy beach with a promenade that stretches from Hengistbury Head to Sandbanks. A variety of water sports are available by Boscombe Pier along with a selection of cafés, restaurants and bars. Southbourne high street is approximately 1 mile away where you can find an array of independent shops, restaurants, cafés with bus routes and nearby Pokesdown train station for anyone looking to commute. Boscombe high street is half a mile away. Boscombe has its own thriving night-life scene with established venues such as the O2 Academy hosting a wide range of local, national, and international artists.

This two bedroom, ground floor flat is well presented throughout. The kitchen is well equipped with modern cabinets, integrated mid height oven and hob with space and plumbing for fridge freezer, washing machine and dishwasher, counter tops and flooring to complement.

The lounge / dining room enjoys a dual aspect flooding the room with natural light and a door leading out to the private patio.

Both bedrooms are double in size with the primary benefiting from an en-suite shower room. The family bathroom incorporate a bath with over head shower, wash hand basin and wc with stylish wall and floor tiles.

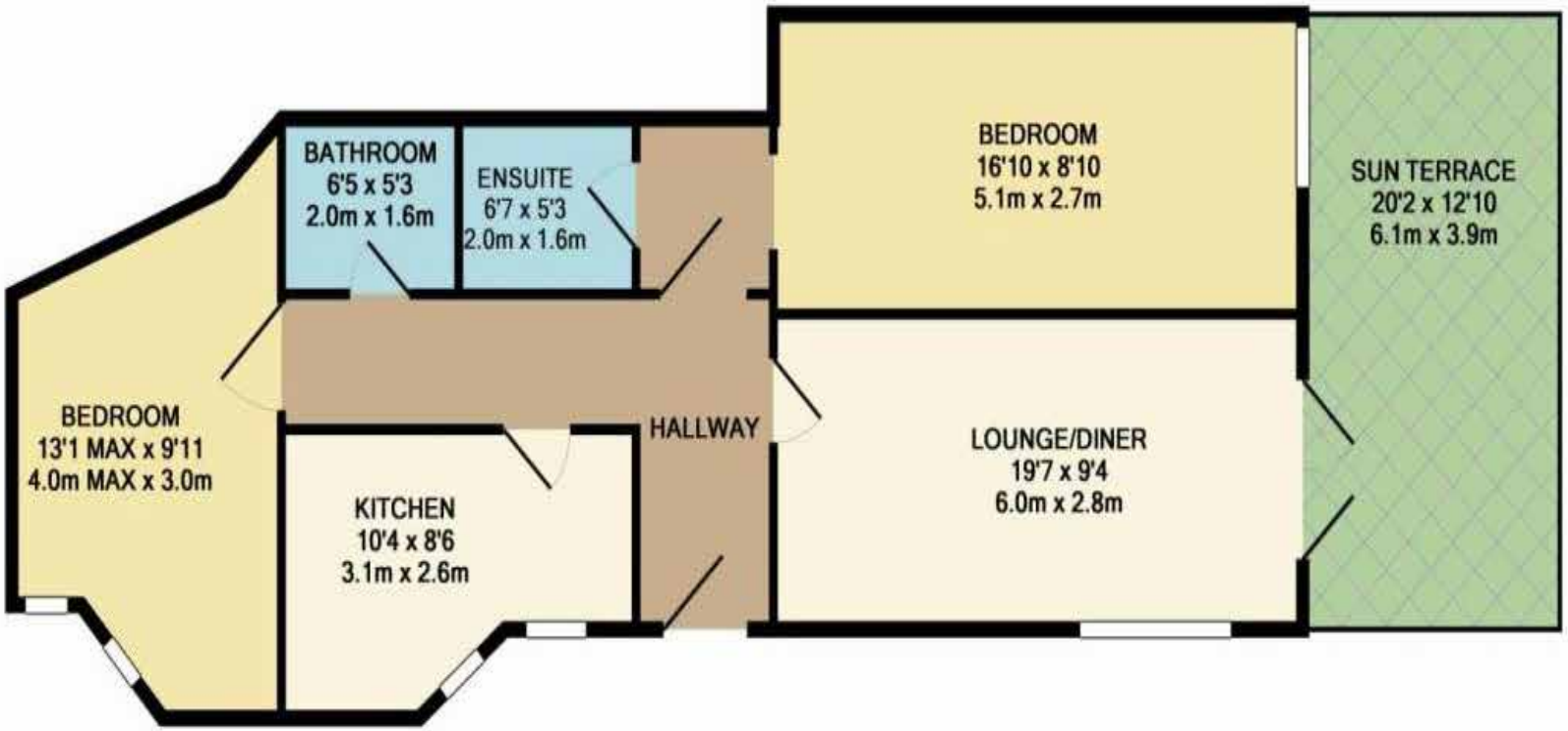
The front of the property has allocated off road parking.











TOTAL APPROX. FLOOR AREA 781 SQ.FT. (72.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2016

DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don t form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.







Lori Leon
lleon@winkworth.co.uk
07918 932490
Winkworth Southbourne
29 Southbourne Grove,
Bournemouth, Dorset, BH6
3QT

01202 434365
southbourne@winkworth.co.uk
winkworth.co.uk/southbourne

“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get-togethers when her youngest is home from university.”

Winkworth

for every step...